



CITY OF TEMPE REQUEST FOR COUNCIL ACTION

Council Meeting Date: 12/12/2013
Agenda Item: 5A3

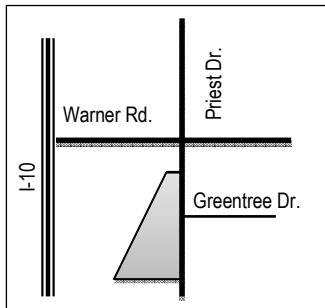
ACTION: Approve a Final Subdivision Plat for SAN SONOMA, located at 9010 South Priest Drive. The applicant is JMA Engineering Corporation.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff approval, subject to conditions

BACKGROUND INFORMATION: SAN SONOMA (PL120261) consists of combining the existing properties into one lot, as required in the conditions of approval for a new 590 unit multi-family development for Mark-Taylor Communities. The request includes the following:

SBD13023 Final Subdivision Plat combining four (4) parcels into one (1) lot and right-of-way dedication.



Property Owner(s)	San Sonoma Apartments, LLC
Applicant	Bill Fogell, JMA Engineering Corporation
Current Zoning District	MU-3 (PAD); Southwest Tempe Overlay District
Gross / Net site area	29.94 acres / 29.47 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner, (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
Legal review by: Teresa Voss, Assistant City Attorney
Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located southwest of Warner Road and Priest Drive, and east of the Interstate 10 Freeway. The request consists of a rezoning of private land adjacent to Priest Drive and east of the canal for a multi-family development, including allowance of future office use.

On November 1, 2012 City Council adopted an ordinance for a Zoning Map Amendment from Agricultural District to MU-3, Mixed-Use Medium-High Density District, and a Planned Area Development Overlay, consisting of a new 3-story, 590 unit multi-family development for SOUTHWEST TEMPE REZONE located at 9010 South Priest Drive.

As part of the approved development plan review for this request, one of the conditions of approval required the processing of a Preliminary and Final Subdivision Plat, removing conflicts with the existing property lines and dedicating a certain amount of right-of-way for a 55' half street along Priest Drive.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision plat. The lot will have access to a public street and meet the technical standard of the Tempe City Code, Chapter 30, Subdivisions. This request will also satisfy the conditions of approval for the development proposal.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before December 12, 2014. Failure to record the plat within one year of City Council approval shall make the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

September 18, 1975	Area annexed into the City of Tempe (Ordinance No. 775) the site automatically was zoned AG, Agricultural District.
September 10, 2012	Neighborhood meeting held by the applicant for SOUTHWEST TEMPE REZONE and a proposed 590 unit multi-family development. Meeting was at the South Tempe Police Substation.
October 9, 2012	Development Review Commission recommended approval of the Zoning Map Amendment and Planned Area Development Overlay, and approved the Use Permit to allow tandem parking and a Development Plan Review for SOUTHWEST TEMPE REZONE, consisting of a 590 unit multi-family development. (5-2 vote) Commissioners Webb and Delton dissenting.
October 18, 2012	City Council held the introduction and first public hearing for an ordinance for a Zoning Map Amendment from Agricultural District to MU-3, Mixed-Use Medium-High Density District, and a Planned Area Development Overlay, consisting of a new 3-story, 590 unit multi-family

development for SOUTHWEST TEMPE REZONE located at 9010 South Priest Drive. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.49 A)

- November 1, 2012 City Council adopted an ordinance for a Zoning Map Amendment from Agricultural District to MU-3, Mixed-Use Medium-High Density District, and a Planned Area Development Overlay, consisting of a new 3-story, 590 unit multi-family development for SOUTHWEST TEMPE REZONE located at 9010 South Priest Drive. The applicant is Huellmantel & Affiliates. (Ordinance No. 2012.49 A)
- November 12, 2013 Development Review Commission approved a Preliminary Subdivision Plat consisting of one lot for SAN SONOMA, this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments